PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2063/1622
BEING PARCELS "3"&"5" (EX ESMT

KELLY 2009 TRUST/KELLY VIOLA F TRUSTEE
545689 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

35005 PRIMROSE WAY, CALLAHAN

BLD DATE	12/30/2008 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,000
TOTAL MARKET VALUE	64,000
SOH/AGL Deduction	0
ASSESSED VALUE	64,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,000
TOTAL JUST VALUE	64,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12449	REPAIR/RRF	1,200	09/01/2010
B23967	NEW CONSTR	100,800	09/01/2010
R12382	REPAIR/RRF	1,000	06/01/2010
B23738	ADDITION	6,600	06/01/2010
93294	MH MOVE-ON	4,000	01/01/1994
93295	MH MOVE-ON	4,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						
1661/0049	1/29/2010	QC	U	I	30	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2010 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0	0004	CG	0.00	0.00	6.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	64,000							

REVIEW DATE 06/08/2021 BY TWA Total Acres: 6.40 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/30/2025 BY SYS